

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

MEETING DATE: 7/14/04

DIVISION: COUNTY ADMINISTRATOR

BULK ITEM: YES

DEPARTMENT: AIRPORTS

AGENDA ITEM WORDING: Approval of Purchase Service Order with URS for New Terminal Plans, Specifications, and Permitting, for the Key West International Airport.

ITEM BACKGROUND: This project will be funded by the Federal Aviation Administration, Florida Department of Transportation, and Passenger Facility Charge Revenue.

PREVIOUS RELEVANT BOCC ACTION: Approval to submit Passenger Facility Charge Application # 7, 2/19/03, and Passenger Facility Charge Application # 8, 10/15/03.

CONTRACT/AGREEMENT CHANGES: New agreement

STAFF RECOMMENDATION: Approval

TOTAL COST: \$1,960,359.00

BUDGETED: Pending

COST TO AIRPORT: None

SOURCE OF FUNDS: FAA, pending, FDOT, pending

COST TO PFC: \$49,008.97


COST TO COUNTY: None

REVENUE PRODUCING: N/A

AMOUNT PER MONTH /YEAR:

APPROVED BY: County Attorney X    OMB/Purchasing N/A    Risk Management N/A

DIRECTOR OF AIRPORTS APPROVAL \_\_\_\_\_

  
Peter J. Horton

DOCUMENTATION:    Included ☒    To Follow    Not Required

AGENDA ITEM # \_\_\_\_\_

C16

DISPOSITION: \_\_\_\_\_

/bev  
APB

# MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

## CONTRACT SUMMARY

Contract #

Contract with: URS

Effective Date: Execution  
Expiration Date: 480 days

Contract Purpose/Description: New Terminal Plans, Specifications, and Permitting

Contract Manager: Bevette Moore  
(name)

# 5195  
(Ext.)

Airports - Stop # 5  
(Department/Courier Stop)

for BOCC meeting on: 7/14/04

Agenda Deadline: 6/29/04

## CONTRACT COSTS

Total Dollar Value of Contract: 1,960,359.00

Current Year Portion: ~\$250,000.00

Budgeted? Yes

Account Codes: 404-630096-560620-GAKA93

Grant: Yes, FAA & FDOT, pending

County Match: Passenger Facility Charge Revenue

## ADDITIONAL COSTS

Estimated Ongoing Costs: N/A  
(not included in dollar value above)

For:  
(eg. maintenance, utilities, janitorial, salaries, etc.)

## CONTRACT REVIEW

	Date In	Changes Needed Yes No	Reviewer	Date Out
Airports Director	___/___/___	( ) ( )	<u>Peter Horton</u> Peter Horton	<u>7/2/04</u>
Risk Management	___/___/___	( ) ( )	<u>N/A per OMB</u> Risk Management	___/___/___
O.M.B./Purchasing	___/___/___	( ) ( )	<u>N/A per OMB</u> OMB	___/___/___
County Attorney	___/___/___	( ) ( )	<u>Pedro Menendez</u> County Attorney	<u>7/2/04</u>

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## PURCHASE / SERVICE ORDER

FOR

MONROE COUNTY

To: URSPurchase Service Order No. 04/05-33Re: PSA Agreement, Dated 1-1-02

Resolution No. \_\_\_\_\_

Project Name: Key West International - New Terminal Plans, Specifications and Permitting

Description of Services:

(See attached Scope of Services)

Multiple of Direct Salaries \_\_\_\_\_

Lump Sum X

Reimbursable Expense \_\_\_\_\_

Days to Complete 480Fee this Service Order \$ 1,960,359.00

Payment for Services shall be in their entirety as per PSO.

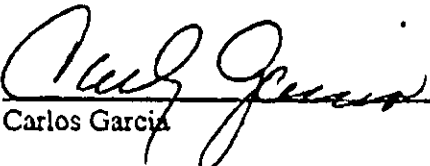
Prepared by:

  
Milford A. Retser

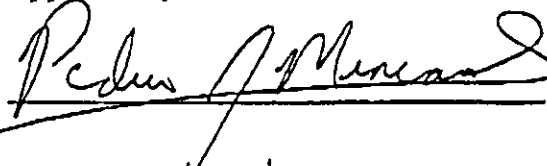
Recommended by:

Date: 6-15-04Date: 6-28-04

Accepted by:

  
Carlos Garcia

Approved by:

Date: 6/16/04Date: 7/2/04

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$		
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>A. PRELIMINARY PHASE</b>														
<b>1. ARCHITECTURAL</b>														
1. Gathering background information	6	\$ 1,050.00	12	\$ 1,800.00	40	\$ 4,800.00	80	\$ 8,000.00	0	\$ -	12	\$ 480.00	150	\$ 16,130.00
2 Field investigation	6	\$ 1,050.00	0	\$ -	20	\$ 2,400.00	80	\$ 8,000.00	0	\$ -	12	\$ 480.00	118	\$ 11,930.00
3 Prepare 30% design plans	30	\$ 5,250.00	60	\$ 12,000.00	150	\$ 18,000.00	300	\$ 30,000.00	355	\$ 23,075.00	12	\$ 480.00	927	\$ 88,805.00
4 Prepare 30% specifications	6	\$ 1,050.00	20	\$ 3,000.00	40	\$ 4,800.00	20	\$ 2,000.00	0	\$ -	20	\$ 800.00	106	\$ 11,650.00
5 QA/QC	10	\$ 1,750.00	12	\$ 1,800.00	20	\$ 2,400.00	20	\$ 2,000.00	12	\$ 780.00	12	\$ 480.00	86	\$ 9,210.00
<b>Sub-total</b>	<b>58</b>	<b>\$ 10,150.00</b>	<b>124</b>	<b>\$ 18,600.00</b>	<b>270</b>	<b>\$ 32,400.00</b>	<b>500</b>	<b>\$ 60,000.00</b>	<b>367</b>	<b>\$ 23,855.00</b>	<b>68</b>	<b>\$ 2,720.00</b>	<b>1387</b>	<b>\$ 137,725.00</b>
<b>2. STRUCTURAL / FOUNDATION / GEOTECHNICAL</b>														
1 Review existing Geotechnical Data	0	\$ -	0	\$ -	4	\$ 480.00	1	\$ 100.00	2	\$ 130.00	1	\$ 40.00	8	\$ 750.00
2 Subconsultant administration	0	\$ -	0	\$ -	4	\$ 480.00	2	\$ 200.00	0	\$ -	1	\$ 40.00	7	\$ 720.00
3 Develop testing program	0	\$ -	0	\$ -	2	\$ 240.00	2	\$ 200.00	2	\$ 130.00	0	\$ -	6	\$ 570.00
4 Review field results and assign lab. testing	0	\$ -	0	\$ -	0	\$ -	2	\$ 200.00	0	\$ -	0	\$ -	2	\$ 200.00
5 Geotechnical Analysis	0	\$ -	0	\$ -	2	\$ 240.00	10	\$ 1,000.00	0	\$ -	0	\$ -	12	\$ 1,240.00
6 Prepare preliminary report	0	\$ -	0	\$ -	6	\$ 720.00	10	\$ 1,000.00	8	\$ 520.00	4	\$ 160.00	28	\$ 2,400.00
7 Finalize report	0	\$ -	0	\$ -	2	\$ 240.00	8	\$ 800.00	5	\$ 325.00	1	\$ 40.00	16	\$ 1,405.00
8 Provide input to contract documents	0	\$ -	0	\$ -	2	\$ 240.00	8	\$ 800.00	0	\$ -	2	\$ 80.00	12	\$ 1,120.00
9 Attend project meetings	0	\$ -	0	\$ -	0	\$ -	2	\$ 200.00	0	\$ -	0	\$ -	2	\$ 200.00
10 Field reconnaissance and site visits	0	\$ -	0	\$ -	6	\$ 720.00	5	\$ 500.00	0	\$ -	0	\$ -	11	\$ 1,220.00
11 Prepare 30% design plans	0	\$ -	0	\$ -	32	\$ 3,840.00	100	\$ 10,000.00	80	\$ 5,200.00	0	\$ -	212	\$ 19,040.00
12 Prepare 30% specifications	0	\$ -	0	\$ -	16	\$ 1,920.00	8	\$ 800.00	0	\$ -	24	\$ 960.00	48	\$ 3,680.00
13 QA/QC	8	\$ 1,400.00	8	\$ 1,200.00	4	\$ 480.00	16	\$ 1,600.00	0	\$ -	0	\$ -	36	\$ 4,680.00
<b>Sub-total</b>	<b>8</b>	<b>\$ 1,400.00</b>	<b>8</b>	<b>\$ 1,200.00</b>	<b>80</b>	<b>\$ 9,600.00</b>	<b>174</b>	<b>\$ 17,400.00</b>	<b>97</b>	<b>\$ 6,305.00</b>	<b>33</b>	<b>\$ 1,320.00</b>	<b>400</b>	<b>\$ 37,225.00</b>

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$		
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>A. PRELIMINARY PHASE (CONT.)</b>														
<b>3. CIVIL/ROADWAY/DRAINAGE AND UTILITIES</b>														
1. Meeting with client, federal and local agencies	0	\$	80	\$ 12,000.00	80	\$ 9,600.00	24	\$ 2,400.00	40	\$ 2,800.00	32	\$ 1,280.00	256	\$ 27,860.00
2. Gathering information	0	\$	8	\$ 1,200.00	40	\$ 4,800.00	40	\$ 4,000.00	0	\$	0	\$	88	\$ 10,000.00
3. Data verification (Geotechnical, Survey Report, Topographic Survey)	0	\$	8	\$ 1,200.00	16	\$ 1,920.00	24	\$ 2,400.00	12	\$ 750.00	0	\$	60	\$ 5,300.00
4. Coordination with airport users, contractors, and others	0	\$	32	\$ 4,800.00	60	\$ 7,200.00	24	\$ 2,400.00	24	\$ 1,560.00	24	\$	960	\$ 16,920.00
5. New Utilities (Water, Sewer, Communication & Power)	0	\$	40	\$ 6,000.00	24	\$ 2,880.00	32	\$ 3,200.00	0	\$	0	\$	96	\$ 12,080.00
6. Prepare Testing Scope	0	\$	8	\$ 1,200.00	8	\$ 960.00	8	\$ 800.00	8	\$ 520.00	4	\$	18	\$ 3,640.00
7. Identify stormwater manag. and environ. requirements	0	\$	8	\$ 1,200.00	8	\$ 960.00	0	\$	0	\$	0	\$	16	\$ 2,160.00
8. Prepare 30% design plans	0	\$	24	\$ 3,600.00	80	\$ 9,600.00	120	\$ 12,000.00	120	\$ 7,600.00	0	\$	344	\$ 33,000.00
9. Prepare 30% specifications	0	\$	16	\$ 2,400.00	16	\$ 1,920.00	32	\$ 3,200.00	0	\$	40	\$ 1,600.00	104	\$ 9,120.00
10. Preliminary traffic study	0	\$	8	\$ 1,200.00	16	\$ 1,920.00	60	\$ 6,000.00	32	\$ 2,080.00	40	\$ 1,600.00	156	\$ 12,800.00
11. QA/QC	80	\$ 14,000.00	8	\$ 1,200.00	24	\$ 2,880.00	0	\$	0	\$	0	\$	112	\$ 13,080.00
<b>Sub-total</b>	80	\$ 14,000.00	240	\$ 36,000.00	372	\$ 44,640.00	364	\$ 38,400.00	236	\$ 15,340.00	140	\$ 5,600.00	1432	\$ 151,080.00
<b>4. MECHANICAL / PLUMBING / FIRE PROTECTION</b>														
1. Gathering information	0	\$	0	\$	16	\$ 1,920.00	0	\$	0	\$	0	\$	16	\$ 1,020.00
2. HAVC Calculations	0	\$	2	\$ 300.00	0	\$	16	\$ 1,600.00	0	\$	0	\$	18	\$ 1,600.00
3. HAVC plans 30%	0	\$	2	\$ 300.00	80	\$ 9,600.00	124	\$ 12,400.00	0	\$	0	\$	206	\$ 22,300.00
4. Plumbing plans 30%	0	\$	0	\$	70	\$ 8,400.00	70	\$ 7,000.00	0	\$	0	\$	140	\$ 15,400.00
5. Prepare 30% specifications	0	\$	2	\$ 300.00	16	\$ 1,920.00	0	\$	0	\$	8	\$ 320.00	26	\$ 2,540.00
6. QA/QC	0	\$	0	\$	0	\$	6	\$ 600.00	0	\$	0	\$	6	\$ 600.00
<b>Sub-total</b>	0	\$	6	\$ 900.00	182	\$ 21,840.00	216	\$ 21,600.00	0	\$	8	\$ 320.00	412	\$ 44,660.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$		
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>A. PRELIMINARY PHASE (CONT.)</b>														
<b>5. ELECTRICAL</b>														
1. Gathering Information	0	\$	0	\$	16	\$ 1,920.00	0	\$	0	\$	0	\$	16	\$ 1,920.00
2. Ins-House meetings	0	\$	0	\$	8	\$ 960.00	0	\$	0	\$	0	\$	8	\$ 960.00
3. Utility coordination	0	\$	0	\$	8	\$ 960.00	0	\$	0	\$	24	\$ 960.00	32	\$ 1,920.00
4. Fault and Load Flow Analyses	0	\$	0	\$	16	\$ 1,920.00	0	\$	0	\$	4	\$ 160.00	20	\$ 2,080.00
5. Lighting Photometric Calculations	0	\$	0	\$	16	\$ 1,920.00	0	\$	0	\$	0	\$	16	\$ 1,920.00
6. Site Lighting Voltage Drop Calculation	0	\$	0	\$	4	\$ 480.00	0	\$	0	\$	40	\$ 1,600.00	44	\$ 2,080.00
7. Lighting fixtures selection and coordination	0	\$	0	\$	12	\$ 1,440.00	0	\$	0	\$	0	\$	12	\$ 1,440.00
8. Coordination with special Systems	0	\$	0	\$	6	\$ 720.00	0	\$	0	\$	0	\$	6	\$ 720.00
9. Plans Preparation	0	\$	0	\$	330	\$ 39,600.00	0	\$	250	\$ 10,250.00	0	\$	580	\$ 65,850.00
10. Specifications	0	\$	0	\$	18	\$ 2,160.00	0	\$	0	\$	8	\$ 320.00	26	\$ 2,480.00
11. DCR	0	\$	0	\$	12	\$ 1,440.00	0	\$	0	\$	0	\$	12	\$ 1,440.00
12. ITR	0	\$	0	\$	8	\$ 960.00	0	\$	0	\$	0	\$	8	\$ 960.00
<b>Sub-total</b>	0	\$	0	\$	454	\$ 54,480.00	0	\$	250	\$ 10,250.00	76	\$ 3,040.00	780	\$ 73,770.00
<b>6. COST / SCHEDULE</b>														
1. Preliminary cost	0	\$	0	\$	8	\$ 960.00	0	\$	0	\$	0	\$	8	\$ 960.00
2. Preliminary Schedule	0	\$	0	\$	8	\$ 960.00	0	\$	0	\$	0	\$	8	\$ 960.00
3. QA/QC	0	\$	0	\$	0	\$	0	\$	0	\$	24	\$ 960.00	24	\$ 960.00
<b>Sub-total</b>	0	\$	0	\$	16	\$ 1,920.00	0	\$	0	\$	24	\$ 960.00	40	\$ 2,880.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		DATE: June 4, 2004	
	Rate	\$ 175.00	Rate	\$ 150.00	Rate	\$ 120.00	Rate	\$ 100.00	Rate	\$ 85.00	Rate	\$ 40.00	Total	
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
A. PRELIMINARY PHASE (CONT.)														
7. SECURITY / FIDS / BIDS / COMMUNICATION														
1. Project Set-up - Project Admin	0	\$	12	\$ 1,800.00	0	\$	0	\$	12	\$ 780.00	4	\$ 160.00	28	\$ 2,740.00
2. Site Investigation / Coordination with URS Tampa	0	\$	0	\$	64	\$ 7,680.00	0	\$	16	\$ 1,040.00	4	\$ 160.00	84	\$ 8,880.00
3. FIDS / BIDS - Floor Plans	0	\$	0	\$	8	\$ 960.00	0	\$	4	\$ 260.00	0	\$	12	\$ 1,220.00
4. Voice Paging System - RCP's	0	\$	0	\$	0	\$	20	\$ 2,000.00	8	\$ 520.00	0	\$	28	\$ 2,520.00
5. Premise Wiring (PWDS - Building Comm Wiring) - Floor Plans	0	\$	0	\$	12	\$ 1,440.00	4	\$ 400.00	6	\$ 390.00	0	\$	22	\$ 2,230.00
6. Closed Circuit Television (CCTV) - Floor Plans	0	\$	0	\$	12	\$ 1,440.00	0	\$	4	\$ 260.00	0	\$	16	\$ 1,700.00
7. Security Access Control (ACS) - Floor Plans	0	\$	0	\$	12	\$ 1,440.00	0	\$	4	\$ 260.00	0	\$	16	\$ 1,700.00
8. Broadband Television System (Inc on PWDS Floor Plans)	0	\$	0	\$	6	\$ 720.00	0	\$	2	\$ 130.00	0	\$	8	\$ 850.00
9. Prelim FIDS / BIDS Block Diagram	0	\$	0	\$	6	\$ 720.00	0	\$	4	\$ 260.00	0	\$	10	\$ 980.00
10. Prelim VPS Block Diagram	0	\$	0	\$	0	\$	12	\$ 1,200.00	6	\$ 390.00	0	\$	18	\$ 1,590.00
11. Prelim PWDS Riser Diagram	0	\$	0	\$	12	\$ 1,440.00	0	\$	6	\$ 390.00	0	\$	18	\$ 1,830.00
12. CCTV Block Diagram	0	\$	0	\$	12	\$ 1,440.00	0	\$	6	\$ 390.00	0	\$	18	\$ 1,830.00
13. ACS Block Diagram	0	\$	0	\$	4	\$ 480.00	12	\$ 1,200.00	6	\$ 390.00	0	\$	22	\$ 2,070.00
14. Millwork, Equipment Room and Power requirements to Tamr	0	\$	0	\$	8	\$ 960.00	4	\$ 400.00	0	\$	0	\$	12	\$ 1,360.00
15. Preliminary 30% Specifications	0	\$	0	\$	16	\$ 1,920.00	0	\$	0	\$	10	\$ 400.00	26	\$ 2,320.00
16. QA / QC / ITR and Incorporate Comments	0	\$	18	\$ 2,700.00	6	\$ 960.00	4	\$ 400.00	8	\$ 520.00	0	\$	36	\$ 4,580.00
Sub-total	0	\$	30	\$ 4,500.00	180	\$ 21,600.00	56	\$ 5,600.00	92	\$ 5,980.00	18	\$ 720.00	376	\$ 35,400.00
8. IRRIGATION / LANDSCAPING														
1. Site work / Survey	0	\$	0	\$	0	\$	4	\$ 400.00	0	\$	0	\$	4	\$ 400.00
2. Preliminary plans (30%)	0	\$	2	\$ 300.00	8	\$ 960.00	8	\$ 800.00	24	\$ 1,560.00	0	\$	42	\$ 3,620.00
3. Specifications (30%)	0	\$	2	\$ 300.00	8	\$ 960.00	4	\$ 400.00	0	\$	8	\$ 320.00	22	\$ 1,980.00
4. QA/QC	0	\$	0	\$	2	\$ 240.00	0	\$	0	\$	4	\$ 160.00	6	\$ 400.00
Sub-total	0	\$	4	\$ 600.00	18	\$ 2,160.00	16	\$ 1,600.00	24	\$ 1,560.00	12	\$ 480.00	74	\$ 6,400.00
9. BAGGAGE														
1. Concepts (3)	0	\$	0	\$	8	\$ 960.00	24	\$ 2,400.00	40	\$ 2,600.00	0	\$	72	\$ 5,960.00
2. Coordination	0	\$	8	\$ 1,200.00	24	\$ 2,880.00	24	\$ 2,400.00	0	\$	2	\$ 80.00	58	\$ 6,560.00
3. Meetings	0	\$	0	\$	8	\$ 960.00	10	\$ 1,000.00	0	\$	2	\$ 80.00	20	\$ 2,040.00
4. Bas of Design Report	0	\$	0	\$	24	\$ 2,880.00	16	\$ 1,600.00	16	\$ 1,040.00	4	\$ 160.00	60	\$ 5,680.00
5. Preliminary plans (30%)	0	\$	0	\$	4	\$ 480.00	8	\$ 800.00	0	\$	0	\$	12	\$ 1,280.00
6. Specifications (30%)	0	\$	0	\$	2	\$ 240.00	8	\$ 800.00	0	\$	0	\$	10	\$ 1,040.00
Sub-total	0	\$	8	\$ 1,200.00	70	\$ 8,400.00	90	\$ 9,000.00	56	\$ 3,640.00	8	\$ 320.00	232	\$ 22,560.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		DATE: June 4, 2004	
	Rate	\$ 175.00	Rate	\$ 150.00	Rate	\$ 120.00	Rate	\$ 100.00	Rate	\$ 85.00	Rate	\$ 40.00	Hours	Total
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
B. DESIGN PHASE														
1. ARCHITECTURAL														
1 Overall Project Coordination	10	\$ 1,750.00	14	\$ 2,100.00	80	\$ 9,600.00	80	\$ 8,000.00	8	\$ 520.00	10	\$ 400.00	202	\$ 22,370.00
2 Prepare construction documents	2	\$ 350.00	48	\$ 7,200.00	320	\$ 38,400.00	950	\$ 95,000.00	800	\$ 62,000.00	32	\$ 1,280.00	2152	\$ 194,230.00
3 Submit Construction Documents to Authority	2	\$ 350.00	8	\$ 1,200.00	10	\$ 1,200.00	10	\$ 1,000.00	10	\$ 650.00	10	\$ 400.00	50	\$ 4,800.00
4 Respond to the Authority's comments	2	\$ 350.00	24	\$ 3,600.00	40	\$ 4,800.00	40	\$ 4,000.00	20	\$ 1,300.00	10	\$ 400.00	136	\$ 14,450.00
5 Complete Construction Documents	2	\$ 350.00	32	\$ 4,800.00	80	\$ 9,600.00	400	\$ 40,000.00	400	\$ 26,000.00	20	\$ 800.00	934	\$ 81,850.00
6 Sign and Seal Construction Documents	0	\$ -	-	\$ -	10	\$ 1,200.00	0	\$ -	-	\$ -	-	\$ -	10	\$ 1,200.00
7 Signage and Graphics	2	\$ 350.00	12	\$ 1,800.00	80	\$ 9,600.00	100	\$ 10,000.00	80	\$ 5,200.00	20	\$ 800.00	294	\$ 27,750.00
8 Interiors and Furnishings, Plats cape and Art	4	\$ 700.00	12	\$ 1,800.00	80	\$ 9,600.00	160	\$ 16,000.00	160	\$ 10,400.00	20	\$ 800.00	436	\$ 39,300.00
9 QA/QC	4	\$ 700.00	0	\$ -	40	\$ 4,800.00	40	\$ 4,000.00	40	\$ 2,600.00	10	\$ 400.00	134	\$ 12,500.00
Sub-total	28	\$ 4,900.00	150	\$ 22,500.00	740	\$ 88,800.00	1780	\$ 178,000.00	1518	\$ 98,670.00	132	\$ 5,280.00	4348	\$ 398,150.00
2. STRUCTURAL / FOUNDATION / GEOTECHNICAL														
1 Review existing Geotechnical Data	0	\$ -	0	\$ -	8	\$ 960.00	4	\$ 400.00	6	\$ 390.00	1	\$ 40.00	19	\$ 1,790.00
2 Subconsultant administration	0	\$ -	0	\$ -	8	\$ 960.00	6	\$ 600.00	0	\$ -	4	\$ 160.00	18	\$ 1,720.00
3 Develop testing program	0	\$ -	0	\$ -	2	\$ 240.00	6	\$ 600.00	6	\$ 390.00	0	\$ -	14	\$ 1,230.00
4 Review field results and assign lab. testing	0	\$ -	0	\$ -	2	\$ 240.00	6	\$ 600.00	0	\$ -	0	\$ -	8	\$ 840.00
5 Geotechnical Analysis	0	\$ -	0	\$ -	8	\$ 960.00	20	\$ 2,000.00	0	\$ -	0	\$ -	28	\$ 2,960.00
6 Prepare final report	0	\$ -	0	\$ -	10	\$ 1,200.00	22	\$ 2,200.00	16	\$ 1,040.00	8	\$ 320.00	56	\$ 4,780.00
7 Finalize report	0	\$ -	0	\$ -	6	\$ 720.00	12	\$ 1,200.00	5	\$ 325.00	4	\$ 160.00	27	\$ 2,405.00
8 Provide input to contract documents	0	\$ -	0	\$ -	4	\$ 480.00	12	\$ 1,200.00	0	\$ -	4	\$ 160.00	20	\$ 1,840.00
9 Attend project meetings	0	\$ -	0	\$ -	2	\$ 240.00	6	\$ 600.00	0	\$ -	0	\$ -	8	\$ 840.00
10 Field reconnaissance and site visits	0	\$ -	0	\$ -	10	\$ 1,200.00	10	\$ 1,000.00	0	\$ -	0	\$ -	20	\$ 2,200.00
11 Prepare 100% design plans	0	\$ -	16	\$ 2,400.00	80	\$ 9,600.00	180	\$ 18,000.00	160	\$ 10,400.00	0	\$ -	436	\$ 40,400.00
12 Prepare 100% specifications	0	\$ -	15	\$ 2,250.00	40	\$ 4,800.00	16	\$ 1,600.00	0	\$ -	24	\$ 960.00	95	\$ 9,610.00
13 QA/QC	8	\$ 1,400.00	8	\$ 1,200.00	4	\$ 480.00	16	\$ 1,600.00	0	\$ -	0	\$ -	30	\$ 4,680.00
Sub-total	8	\$ 1,400.00	30	\$ 5,850.00	184	\$ 22,080.00	316	\$ 31,600.00	193	\$ 12,545.00	45	\$ 1,800.00	785	\$ 75,275.00



**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate:	\$ 175.00	Rate:	\$ 150.00	Rate:	\$ 120.00	Rate:	\$ 100.00	Rate:	\$ 55.00	Rate:	\$ 40.00		
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>3. CIVIL/ROADWAY/ DRAINAGE AND UTILITIES</b>														
1. Finance project scope with client, FAA, and airport users	0	\$ -	32	\$ 4,800.00	4	\$ 480.00	16	\$ 1,600.00	8	\$ 380.00	4	\$ 160.00	62	\$ 7,430.00
2. Review analysis testing data	0	\$ -	4	\$ 600.00	8	\$ 960.00	8	\$ 800.00	4	\$ 260.00	2	\$ 80.00	20	\$ 2,700.00
3. Plan Streets														
a. Cover sheet	0	\$ -	0	\$ -	0	\$ -	2	\$ 200.00	4	\$ 260.00	0	\$ -	6	\$ 460.00
b. Index of drawings contractor's safety, and security notes	0	\$ -	2	\$ 300.00	2	\$ 240.00	4	\$ 400.00	6	\$ 390.00	0	\$ -	14	\$ 1,330.00
c. Project layout plan	0	\$ -	0	\$ -	2	\$ 240.00	8	\$ 800.00	8	\$ 520.00	0	\$ -	18	\$ 1,560.00
d. Existing topo	0	\$ -	0	\$ -	8	\$ 960.00	16	\$ 1,600.00	24	\$ 1,560.00	0	\$ -	48	\$ 4,120.00
e. Demolition plan existing utilities, pavement, etc.)	0	\$ -	8	\$ 1,200.00	4	\$ 480.00	12	\$ 1,200.00	24	\$ 1,560.00	0	\$ -	48	\$ 4,440.00
f. Phasing plan	0	\$ -	8	\$ 1,200.00	40	\$ 4,800.00	40	\$ 4,000.00	60	\$ 3,900.00	0	\$ -	148	\$ 13,900.00
g. Geometry plan / new access road	0	\$ -	24	\$ 3,600.00	40	\$ 4,800.00	120	\$ 12,000.00	120	\$ 7,800.00	0	\$ -	304	\$ 28,200.00
h. Grading plan	0	\$ -	24	\$ 3,600.00	40	\$ 4,800.00	40	\$ 4,000.00	60	\$ 3,900.00	0	\$ -	164	\$ 16,300.00
i. Drainage plan and profile (inlets, injection wells, pipes, etc)	0	\$ -	16	\$ 2,400.00	40	\$ 4,800.00	80	\$ 8,000.00	120	\$ 7,800.00	0	\$ -	256	\$ 23,000.00
j. Drainage details plan	0	\$ -	2	\$ 300.00	16	\$ 1,920.00	32	\$ 3,200.00	40	\$ 2,600.00	0	\$ -	90	\$ 8,020.00
k. Structural plans (columns, foundation, sidewalk, retain walls etc)	0	\$ -	16	\$ 2,400.00	40	\$ 4,800.00	120	\$ 12,000.00	120	\$ 7,800.00	0	\$ -	296	\$ 27,000.00
l. Structural details plan	0	\$ -	8	\$ 1,200.00	12	\$ 1,440.00	40	\$ 4,000.00	60	\$ 3,900.00	0	\$ -	118	\$ 10,280.00
m. Pavement plan, profile, details and cross sections	0	\$ -	2	\$ 300.00	24	\$ 2,880.00	32	\$ 3,200.00	60	\$ 3,900.00	0	\$ -	118	\$ 10,280.00
n. New Utilities (Water, Sewer, Communication & Power)	0	\$ -	8	\$ 1,200.00	40	\$ 4,800.00	60	\$ 6,000.00	120	\$ 7,800.00	0	\$ -	228	\$ 19,800.00
o. Storm water pollution protection plans	0	\$ -	2	\$ 300.00	8	\$ 960.00	16	\$ 1,600.00	32	\$ 2,080.00	24	\$ 960.00	82	\$ 5,900.00
p. Pavement marking and signs	0	\$ -	0	\$ -	2	\$ 240.00	24	\$ 2,400.00	24	\$ 1,560.00	0	\$ -	50	\$ 4,200.00
q. Pavement marking and sign details	0	\$ -	0	\$ -	2	\$ 240.00	16	\$ 1,600.00	8	\$ 520.00	8	\$ 320.00	34	\$ 2,660.00
r. Landscaping	0	\$ -	8	\$ 1,200.00	16	\$ 1,920.00	40	\$ 4,000.00	40	\$ 2,600.00	8	\$ 320.00	112	\$ 10,040.00
s. Fencing and gates	0	\$ -	2	\$ 300.00	1	\$ 120.00	24	\$ 2,400.00	32	\$ 2,080.00	8	\$ 320.00	67	\$ 5,220.00
t. Fencing and gate details	0	\$ -	0	\$ -	0	\$ -	8	\$ 800.00	8	\$ 520.00	8	\$ 320.00	24	\$ 1,640.00
u. Booth plan, elevation, and details	0	\$ -	2	\$ 300.00	16	\$ 1,920.00	32	\$ 3,200.00	32	\$ 2,080.00	8	\$ 320.00	90	\$ 7,820.00
v. Canopy plan, section, and details	0	\$ -	2	\$ 300.00	16	\$ 1,920.00	24	\$ 2,400.00	32	\$ 2,080.00	8	\$ 320.00	82	\$ 7,020.00
4. Engineer report	0	\$ -	2	\$ 300.00	24	\$ 2,880.00	60	\$ 6,000.00	0	\$ -	80	\$ 3,200.00	166	\$ 12,380.00
5 QA/QC	120	\$ 21,000.00	8	\$ 1,200.00	32	\$ 3,840.00	32	\$ 3,200.00	16	\$ 1,040.00	8	\$ 320.00	216	\$ 30,600.00
6. Contract Documents (Tech. Spec., Spec. Provis., Gral. Prov., etc)	0	\$ -	24	\$ 3,600.00	60	\$ 7,200.00	60	\$ 6,000.00	0	\$ -	160	\$ 6,400.00	304	\$ 23,200.00
<b>Sub-total</b>	<b>120</b>	<b>\$ 21,000.00</b>	<b>204</b>	<b>\$ 30,600.00</b>	<b>497</b>	<b>\$ 59,640.00</b>	<b>996</b>	<b>\$ 99,600.00</b>	<b>1080</b>	<b>\$ 68,900.00</b>	<b>326</b>	<b>\$ 13,040.00</b>	<b>3173</b>	<b>\$ 289,780.00</b>
<b>4. MECHANICAL / PLUMBING / FIRE PROTECTION</b>														
1. HAVC Calculations	0	\$ -	2	\$ 300.00	0	\$ -	24	\$ 2,400.00	0	\$ -	0	\$ -	26	\$ 2,700.00
2. HAVC plans 100%	0	\$ -	2	\$ 300.00	168	\$ 19,920.00	268	\$ 26,800.00	0	\$ -	0	\$ -	436	\$ 47,020.00
3. Plumbing plans 100 %	0	\$ -	0	\$ -	164	\$ 19,680.00	142	\$ 14,200.00	0	\$ -	0	\$ -	306	\$ 33,880.00
4. Prepare 100% specifications	0	\$ -	2	\$ 300.00	24	\$ 2,880.00	0	\$ -	0	\$ -	14	\$ 560.00	40	\$ 3,740.00
5 QA/QC	0	\$ -	0	\$ -	0	\$ -	10	\$ 1,000.00	0	\$ -	0	\$ -	10	\$ 1,000.00
<b>Sub-total</b>	<b>0</b>	<b>\$ -</b>	<b>6</b>	<b>\$ 900.00</b>	<b>354</b>	<b>\$ 42,480.00</b>	<b>444</b>	<b>\$ 44,400.00</b>	<b>0</b>	<b>\$ -</b>	<b>14</b>	<b>\$ 560.00</b>	<b>618</b>	<b>\$ 68,340.00</b>

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate: \$ 175.00		Rate: \$ 150.00		Rate: \$ 120.00		Rate: \$ 100.00		Rate: \$ 95.00		Rate: \$ 40.00			
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>5. DESIGN PHASE (CONT.)</b>														
<b>5. ELECTRICAL</b>														
1. Gathering information	0	\$ -	0	\$ -	32	\$ 3,840.00	0	\$ -	0	\$ -	0	\$ -	32	\$ 3,840.00
2. In-House meetings	0	\$ -	0	\$ -	12	\$ 1,440.00	0	\$ -	0	\$ -	0	\$ -	12	\$ 1,440.00
3. Utility coordination	0	\$ -	0	\$ -	12	\$ 1,440.00	0	\$ -	0	\$ -	0	\$ -	12	\$ 1,440.00
4. Fault and Load Flow Analysis	0	\$ -	0	\$ -	32	\$ 3,840.00	0	\$ -	0	\$ -	0	\$ -	32	\$ 3,840.00
5. Lighting Photometric Calculations	0	\$ -	0	\$ -	32	\$ 3,840.00	0	\$ -	0	\$ -	0	\$ -	32	\$ 3,840.00
6. Site Lighting Voltage Drop Calculation	0	\$ -	0	\$ -	8	\$ 960.00	0	\$ -	0	\$ -	0	\$ -	8	\$ 960.00
7. Lighting fixtures selection and coordination	0	\$ -	0	\$ -	20	\$ 2,400.00	0	\$ -	0	\$ -	0	\$ -	20	\$ 2,400.00
8. Coordination with special Systems	0	\$ -	0	\$ -	12	\$ 1,440.00	0	\$ -	0	\$ -	0	\$ -	12	\$ 1,440.00
9. Plans Preparation	0	\$ -	0	\$ -	620	\$ 74,400.00	0	\$ -	400	\$ 26,000.00	0	\$ -	1020	\$ 100,400.00
10. Specifications	0	\$ -	0	\$ -	36	\$ 4,320.00	0	\$ -	0	\$ -	5	\$ 200.00	41	\$ 4,520.00
11. DCR	0	\$ -	2	\$ 300.00	20	\$ 2,400.00	0	\$ -	0	\$ -	0	\$ -	22	\$ 2,700.00
12. ITR	0	\$ -	2	\$ 300.00	60	\$ 7,200.00	0	\$ -	0	\$ -	0	\$ -	62	\$ 7,500.00
<b>Sub-total</b>	0	\$ -	4	\$ 600.00	896	\$ 107,520.00	0	\$ -	400	\$ 26,000.00	5	\$ 200.00	1305	\$ 134,320.00
<b>6. COST / SCHEDULE</b>														
1. Probable Construction Cost	8	\$ 1,400.00	0	\$ -	32	\$ 3,840.00	24	\$ 2,400.00	0	\$ -	16	\$ 640.00	80	\$ 8,280.00
2. Final Schedule	8	\$ 1,400.00	0	\$ -	12	\$ 1,440.00	24	\$ 2,400.00	40	\$ 2,600.00	0	\$ -	84	\$ 7,840.00
3. QA/QC	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	25	\$ 1,000.00	25	\$ 1,000.00
<b>Sub-total</b>	16	\$ 2,800.00	0	\$ -	44	\$ 5,280.00	48	\$ 4,800.00	40	\$ 2,600.00	41	\$ 1,640.00	189	\$ 17,120.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Hours	Amount
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>B. DESIGN PHASE (CONT.)</b>														
<b>7. SECURITY / FIDS / BIDS / COMMUNICATION</b>														
1. Project Administration	0	\$	18	\$ 2,700.00		\$		\$	24	\$ 1,560.00	4	\$ 160.00	46	\$ 4,420.00
2. Incorporate 30% Owner Review Comments	0	\$	0	\$	8	\$ 960.00	8	\$ 800.00	12	\$ 780.00	4	\$ 160.00	32	\$ 2,700.00
3. FIDS / BIDS - Floor Plans	0	\$	0	\$	6	\$ 720.00	0	\$	5	\$ 325.00	0	\$	11	\$ 1,045.00
4. FIDS Millwork Coordination w/ Tampa	0	\$	0	\$	6	\$ 720.00	0	\$	0	\$	0	\$	6	\$ 720.00
5. Voice Paging System - RCP's	0	\$	0	\$	4	\$ 480.00	16	\$ 1,600.00	6	\$ 300.00	0	\$	26	\$ 2,470.00
6. Premise Wiring (PWDS - Building Comm Wiring) - Floor Plan	0	\$	0	\$	4	\$ 480.00	0	\$	4	\$ 200.00	0	\$	8	\$ 740.00
7. Develop PWDS Details	0	\$	0	\$	4	\$ 480.00	4	\$ 400.00	4	\$ 260.00	0	\$	12	\$ 1,140.00
8. Final Closed Circuit Television (CCTV) - Floor Plans	0	\$	0	\$	8	\$ 960.00	0	\$	4	\$ 260.00	0	\$	12	\$ 1,220.00
9. CCTV System Details	0	\$	0	\$	8	\$ 960.00	0	\$	4	\$ 260.00	0	\$	12	\$ 1,220.00
10. Security Access Control (ACS) - Floor Plans	0	\$	0	\$	4	\$ 480.00	0	\$	4	\$ 260.00	0	\$	8	\$ 740.00
11. ACS System Door Rough-in Details	0	\$	0	\$	4	\$ 480.00	0	\$	4	\$ 260.00	0	\$	8	\$ 740.00
12. Broadband Television System Development and Outlet Det.	0	\$	0	\$	8	\$ 960.00	0	\$	4	\$ 260.00	0	\$	12	\$ 1,220.00
13. Final FIDS / BIDS Block Diagram	0	\$	0	\$	6	\$ 720.00	0	\$	2	\$ 130.00	0	\$	8	\$ 850.00
14. VPS Block Diagram - System Speaker and Mic Details	0	\$	0	\$		\$	16	\$ 1,600.00	12	\$ 780.00	0	\$	28	\$ 2,380.00
15. PWDS Riser Diagram	0	\$	0	\$	4	\$ 480.00	2	\$ 200.00	4	\$ 260.00	0	\$	10	\$ 940.00
16. CCTV Block Diagram	0	\$	0	\$	8	\$ 960.00	4	\$ 400.00	4	\$ 260.00	0	\$	16	\$ 1,620.00
17. ACS Block Diagram	0	\$	0	\$	8	\$ 960.00	8	\$ 800.00	0	\$	0	\$	16	\$ 1,760.00
18. Systems Power Requirements to Tampa	0	\$	0	\$	18	\$ 2,160.00	12	\$ 1,200.00	4	\$ 260.00	0	\$	34	\$ 3,620.00
19. Final Specifications	0	\$	0	\$	14	\$ 1,680.00	16	\$ 1,600.00	0	\$	4	\$ 160.00	34	\$ 3,440.00
20. QA / QC / ITR and Incorporate Comments	0	\$	8	\$ 1,200.00	5	\$ 600.00	4	\$ 400.00	2	\$ 130.00	2	\$ 80.00	21	\$ 2,410.00
21. Respond to Contractor Questions During the Bid Period	0	\$	0	\$	14	\$ 1,680.00	14	\$ 1,400.00	2	\$ 130.00	0	\$	30	\$ 3,210.00
22. Prepare Clarifications and Addenda	0	\$	0	\$	12	\$ 1,440.00	12	\$ 1,200.00	4	\$ 260.00	0	\$	28	\$ 2,900.00
<b>Sub-total</b>	0	\$	28	\$ 3,960.00	193	\$ 18,360.00	118	\$ 11,600.00	109	\$ 7,005.00	14	\$ 560.00	418	\$ 41,505.00
<b>8. IRRIGATION / LANDSCAPING</b>														
1. Plans Preparation	0	\$	8	\$ 1,200.00	8	\$ 960.00	16	\$ 1,600.00	24	\$ 1,560.00	0	\$	56	\$ 5,320.00
2. Specifications	0	\$	2	\$ 300.00	6	\$ 960.00	16	\$ 1,600.00	0	\$	8	\$ 320.00	34	\$ 3,180.00
3. Meetings and Coordination	0	\$	6	\$ 1,200.00	0	\$	0	\$	6	\$ 390.00	2	\$ 80.00	16	\$ 1,670.00
4. QA / QC	0	\$	4	\$ 600.00	0	\$	0	\$	0	\$	0	\$	4	\$ 600.00
<b>Sub-total</b>	0	\$	22	\$ 3,300.00	16	\$ 1,920.00	32	\$ 3,200.00	30	\$ 1,950.00	10	\$ 400.00	110	\$ 10,770.00
<b>9. BAGGAGE</b>														
1. Plan preparation	0	\$	4	\$ 600.00	32	\$ 3,840.00	100	\$ 10,000.00	60	\$ 3,800.00	0	\$	196	\$ 18,340.00
2. Specifications	0	\$	4	\$ 600.00	8	\$ 960.00	32	\$ 3,200.00	0	\$	12	\$ 480.00	56	\$ 5,240.00
3. Sections	0	\$	0	\$	8	\$ 960.00	28	\$ 2,800.00	30	\$ 1,950.00	0	\$	66	\$ 5,710.00
4. Meetings and Coordination	0	\$	0	\$	24	\$ 2,880.00	8	\$ 800.00	0	\$	4	\$ 160.00	36	\$ 3,840.00
5. QA / QC	0	\$	0	\$	8	\$ 960.00	8	\$ 800.00	0	\$	0	\$	16	\$ 1,760.00
<b>Sub-total</b>	0	\$	8	\$ 1,200.00	80	\$ 9,600.00	176	\$ 17,600.00	90	\$ 5,850.00	16	\$ 640.00	370	\$ 34,890.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

DATE: June 4, 2004														
Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate	\$ 175.00	Rate	\$ 150.00	Rate	\$ 120.00	Rate	\$ 100.00	Rate	\$ 65.00	Rate	\$ 40.00	Hours	Amount
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
C. PERMITTING														
1. MAJOR CONDITIONAL USE PERMIT														
1 Precare and submit application for approval	12	\$ 2,100.00	8	\$ 1,200.00	24	\$ 2,880.00	8	\$ 800.00	24	\$ 1,560.00	8	\$ 320.00	84	\$ 6,860.00
2 Location map	4	\$ 700.00	0	\$ -	2	\$ 240.00	8	\$ 800.00	4	\$ 260.00	0	\$ -	18	\$ 2,000.00
3 Site plan and photographs	4	\$ 700.00	0	\$ -	8	\$ 960.00	16	\$ 1,600.00	8	\$ 520.00	4	\$ 160.00	40	\$ 3,940.00
4 Precerity map	4	\$ 700.00	0	\$ -	8	\$ 960.00	32	\$ 3,200.00	16	\$ 1,040.00	0	\$ -	80	\$ 5,900.00
5 Airport plat	4	\$ 700.00	4	\$ 600.00	8	\$ 960.00	16	\$ 1,600.00	8	\$ 520.00	0	\$ -	36	\$ 4,250.00
6 Survey coordination (parking, roadway, drainage, and utilities)	0	\$ -	4	\$ 600.00	4	\$ 480.00	16	\$ 1,600.00	8	\$ 520.00	0	\$ -	32	\$ 3,200.00
7 Geometry	4	\$ 700.00	8	\$ 1,200.00	80	\$ 9,600.00	120	\$ 12,000.00	160	\$ 10,400.00	0	\$ -	372	\$ 33,900.00
8 Grading	8	\$ 1,400.00	8	\$ 1,200.00	40	\$ 4,800.00	80	\$ 8,000.00	160	\$ 10,400.00	0	\$ -	288	\$ 25,800.00
9 Drainage plan, and calculations	0	\$ -	8	\$ 1,200.00	40	\$ 4,800.00	80	\$ 8,000.00	120	\$ 7,800.00	0	\$ -	248	\$ 21,800.00
10 Phasing plan and schedules	40	\$ 7,000.00	16	\$ 2,400.00	32	\$ 3,840.00	60	\$ 6,000.00	60	\$ 3,900.00	0	\$ -	208	\$ 23,140.00
11 Coordination to remove existing utilities	0	\$ -	0	\$ -	8	\$ 960.00	24	\$ 2,400.00	16	\$ 1,040.00	0	\$ -	48	\$ 4,400.00
12 List of names and addresses of property owners	0	\$ -	0	\$ -	4	\$ 480.00	8	\$ 800.00	0	\$ -	24	\$ 960.00	36	\$ 2,240.00
13 Address labels	0	\$ -	0	\$ -	0	\$ -	8	\$ 800.00	0	\$ -	16	\$ 640.00	24	\$ 1,440.00
14 Letters of coordination with agencies	0	\$ -	0	\$ -	2	\$ 240.00	8	\$ 800.00	0	\$ -	8	\$ 320.00	16	\$ 1,360.00
15 Respond to agency comments	0	\$ -	16	\$ 2,400.00	32	\$ 3,840.00	40	\$ 4,000.00	40	\$ 2,600.00	24	\$ 960.00	152	\$ 13,800.00
16 Testing subcontractor's Management	0	\$ -	0	\$ -	40	\$ 4,800.00	40	\$ 4,000.00	0	\$ -	8	\$ 320.00	88	\$ 9,120.00
17 Survey subcontractor's Management	0	\$ -	0	\$ -	40	\$ 4,800.00	40	\$ 4,000.00	0	\$ -	8	\$ 320.00	88	\$ 9,120.00
Sub-total	80	\$ 14,000.00	72	\$ 10,800.00	372	\$ 44,640.00	604	\$ 60,400.00	622	\$ 40,430.00	100	\$ 4,000.00	1850	\$ 174,270.00
2. BUILDING DEPARTMENT														
1 Local Architect - permitting and local requirements	60	\$ 10,500.00	40	\$ 6,000.00	40	\$ 4,800.00	40	\$ 4,000.00	40	\$ 2,600.00	40	\$ 1,600.00	200	\$ 29,500.00
2 Building department - Original comments	0	\$ -	16	\$ 2,400.00	32	\$ 3,840.00	16	\$ 1,600.00	32	\$ 2,080.00	4	\$ 160.00	100	\$ 10,080.00
3 Addressing all comments	0	\$ -	12	\$ 1,800.00	16	\$ 1,920.00	16	\$ 1,600.00	16	\$ 1,040.00	0	\$ -	60	\$ 6,360.00
4 SFWMD permitting	0	\$ -	60	\$ 9,000.00	60	\$ 7,200.00	32	\$ 3,200.00	80	\$ 5,200.00	32	\$ 1,280.00	264	\$ 25,880.00
5 Corp of Engineers permit	0	\$ -	32	\$ 4,800.00	40	\$ 4,800.00	24	\$ 2,400.00	40	\$ 2,600.00	16	\$ 640.00	152	\$ 15,240.00
Sub-total	60	\$ 10,500.00	160	\$ 24,000.00	198	\$ 22,560.00	128	\$ 12,800.00	208	\$ 13,520.00	92	\$ 3,680.00	776	\$ 87,060.00
Total Permitting	140	\$ 24,500.00	232	\$ 34,800.00	560	\$ 67,200.00	732	\$ 73,200.00	830	\$ 53,950.00	192	\$ 7,680.00	2626	\$ 261,330.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task				
D. TESTING AND SURVEY	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>1. FIELD TESTING</b>				
1. Mobilization to Key West	1	L.S.	\$800.00	\$800.00
2. Pavement Coring/Patching	15	EA	\$120.00	\$1,800.00
3. SPT Borings	1150	LF	\$11.00	\$12,650.00
4. Temporary Casing	400	LF	\$4.00	\$1,600.00
5. Grout Boreholes	1150	LF	\$3.00	\$3,450.00
6. Reconnaissance / Field Coordination / Utilities	40	HR	\$80.00	\$3,200.00
7. Substances	10	DAYS	\$250.00	\$2,500.00
8. Bulk Samples	5	EA	\$50.00	\$250.00
<b>Sub-total</b>				<b>\$26,250.00</b>
<b>2. LABORATORY TESTING</b>				
1. Visual Examination	8	HRS	\$80.00	\$640.00
2. Moisture Content	25	EA	\$12.00	\$300.00
3. Grain Size Analysis	40	EA	\$50.00	\$2,000.00
4. Organic Content	12	EA	\$45.00	\$540.00
5. Attenberg Limits	25	EA	\$55.00	\$1,375.00
6. LBR Test	3	EA	\$400.00	\$1,200.00
<b>Sub-total</b>				<b>\$6,055.00</b>
<b>3. TESTING ADMINISTRATION</b>				
1. Principal Engineer	6	HRS	\$110.00	\$660.00
2. Project Engineer	40	HRS	\$90.00	\$3,600.00
3. Technician / Clerical	20	HRS	\$38.00	\$760.00
<b>Sub-total</b>				<b>\$5,020.00</b>
<b>Total Testing</b>				<b>\$37,325.00</b>
<b>4. SURVEY</b>				
1. Field work	1	L.S.		\$15,000.00
2. Office work	1	L.S.		\$5,000.00
3. Final submittal	1	L.S.		\$750.00
4. Administration	40	HRS	\$110.00	\$4,400.00
<b>Total Survey</b>				<b>\$25,150.00</b>

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Travel		Hotel		Auto		Meals		Parking		Printing / Miscellaneous		TOTAL AMOUNT
	Rate: \$	450.00	Rate: \$	80.00	Rate: \$	60.00	Rate: \$	15.00	Rate: \$	14.00	Rate: \$		
	Day	Amount	Nights	Amount	EA	Amount	EA	Amount	Day	Amount	Lump Sum	Amount	
E. OUT OF POCKET EXPENSES													
PRELIMINARY AND DESIGN PHASE													
1 Architectural	2	\$ 900.00	2	\$ 160.00	2	\$ 120.00	4	\$ 60.00	4	\$ 56.00	1	\$ 3,000.00	\$ 4,286.00
2 Structural / Foundation / Geotechnical	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
3 Civil / Roadway / drainage and Utilities	16	\$ 7,200.00	12	\$ 960.00	6	\$ 480.00	16	\$ 240.00	12	\$ 168.00	1	\$ 9,500.00	\$ 18,548.00
4 Mechanical / Plumbing / Fire Protection	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
5 Electrical	2	\$ 900.00	2	\$ 160.00	0	\$ -	4	\$ 60.00	0	\$ -	1	\$ 1,000.00	\$ 2,120.00
6 Cost / Schedule	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
7 Security / FIDS /BIDS/ Communication	3	\$ 1,350.00	3	\$ 240.00	3	\$ 180.00	6	\$ 90.00	6	\$ 84.00	1	\$ 1,100.00	\$ 3,044.00
8 Irrigation / Landscaping	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	\$ -
9 Baggage	2	\$ 900.00	2	\$ 160.00	2	\$ 120.00	4	\$ 60.00	4	\$ 56.00	1	\$ 1,500.00	\$ 2,796.00
Sub-total 23 \$ 11,260.00 21 \$ 1,680.00 15 \$ 900.00 34 \$ 510.00 28 \$ 364.00 5 \$ 16,100.00 \$ 30,804.00													

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$	Rate	\$		
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>F. SUMMARY</b>														
<b>1. ARCHITECTURAL</b>														
a. Preliminary phase	58	\$ 10,150.00	124	\$ 18,600.00	270	\$ 32,400.00	500	\$ 60,000.00	387	\$ 23,855.00	66	\$ 2,720.00	1387	\$ 137,725.00
b. Design phase	28	\$ 4,900.00	160	\$ 22,500.00	740	\$ 88,800.00	1780	\$ 178,000.00	1618	\$ 98,670.00	132	\$ 5,280.00	4348	\$ 398,150.00
Sub total														\$ 535,875.00
c. Out of pocket														\$ 4,266.00
Total														\$ 540,171.00
<b>2. STRUCTURAL / FOUNDATION / GEOTECHNICAL</b>														
a. Preliminary phase	8	\$ 1,400.00	8	\$ 1,200.00	80	\$ 9,600.00	174	\$ 17,400.00	97	\$ 9,308.00	33	\$ 1,320.00	400	\$ 37,225.00
b. Design phase	8	\$ 1,400.00	39	\$ 5,850.00	184	\$ 22,080.00	316	\$ 31,600.00	193	\$ 12,545.00	45	\$ 1,800.00	785	\$ 75,275.00
Sub total														\$ 112,500.00
c. Out of pocket														\$
Total														\$ 112,500.00
<b>3. CIVIL / ROADWAY / DRAINAGE AND UTILITIES</b>														
a. Preliminary phase	80	\$ 14,000.00	240	\$ 36,000.00	372	\$ 44,640.00	364	\$ 36,400.00	238	\$ 15,340.00	140	\$ 5,600.00	1432	\$ 151,880.00
b. Design phase	120	\$ 21,000.00	204	\$ 30,600.00	497	\$ 59,640.00	965	\$ 96,600.00	1060	\$ 68,800.00	328	\$ 13,040.00	3173	\$ 289,780.00
c. Permitting	140	\$ 24,500.00	232	\$ 34,800.00	560	\$ 67,200.00	732	\$ 73,200.00	830	\$ 53,950.00	192	\$ 7,680.00	2628	\$ 261,330.00
d. Testing														\$ 37,325.00
e. Survey														\$ 25,150.00
Sub total														\$ 765,568.00
g. Out of pocket														\$ 18,548.00
Total														\$ 784,113.00
<b>4. MECHANICAL / PLUMBING / FIRE PROTECTION</b>														
a. Preliminary phase	0	\$	8	\$ 900.00	182	\$ 21,840.00	216	\$ 21,600.00	0	\$	8	\$ 320.00	412	\$ 44,660.00
b. Design phase	0	\$	6	\$ 900.00	354	\$ 42,480.00	444	\$ 44,400.00	0	\$	14	\$ 560.00	816	\$ 88,340.00
Sub total														\$ 133,000.00
c. Out of pocket														\$
Total														\$ 133,000.00

**NEW TERMINAL DESIGN  
KEY WEST INTERNATIONAL AIRPORT  
MAN-HOURS**

DATE: June 4, 2004

Description of Task	Principal in Charge		Project Manager		Senior Engineer		Engineer/Architect		CADD Technician		Clerk		Total	
	Rate:	\$	Rate:	\$	Rate:	\$	Rate:	\$	Rate:	\$	Rate:	\$		
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
<b>F. SUMMARY (CONT.)</b>														
<b>5. ELECTRICAL</b>														
a. Preliminary phase	0	\$	0	\$	454	\$ 54,480.00	0	\$	250	\$ 16,250.00	76	\$ 3,040.00	780	\$ 73,770.00
b. Design phase	0	\$	4	\$ 600.00	696	\$ 107,520.00	0	\$	400	\$ 26,000.00	5	\$ 200.00	1305	\$ 134,320.00
Sub total														\$ 208,090.00
c. Out of pocket														\$ 2,120.00
Total														\$ 210,210.00
<b>6. COST / SCHEDULE</b>														
a. Preliminary phase	0	\$	0	\$	18	\$ 1,920.00	0	\$	0	\$	24	\$ 960.00	40	\$ 2,880.00
b. Design phase	16	\$ 2,800.00	0	\$	44	\$ 5,280.00	48	\$ 4,800.00	40	\$ 2,800.00	41	\$ 1,640.00	169	\$ 17,120.00
Sub total														\$ 20,600.00
c. Out of pocket														\$
Total														\$ 20,600.00
<b>7. SECURITY / FIDS / BIDS / COMMUNICATION</b>														
a. Preliminary phase	0	\$	30	\$ 4,500.00	180	\$ 21,600.00	58	\$ 5,600.00	92	\$ 5,980.00	18	\$ 720.00	376	\$ 36,400.00
b. Design phase	0	\$	26	\$ 3,900.00	153	\$ 18,360.00	116	\$ 11,800.00	109	\$ 7,085.00	14	\$ 560.00	418	\$ 41,505.00
Sub total														\$ 79,905.00
c. Out of pocket														\$ 3,044.00
Total														\$ 82,949.00
<b>8. IRRIGATION / LANDSCAPING</b>														
a. Preliminary phase	0	\$	4	\$ 600.00	18	\$ 2,160.00	16	\$ 1,600.00	24	\$ 1,560.00	12	\$ 480.00	74	\$ 6,400.00
b. Design phase	0	\$	22	\$ 3,300.00	16	\$ 1,920.00	32	\$ 3,200.00	30	\$ 1,950.00	10	\$ 400.00	110	\$ 10,770.00
Sub total														\$ 17,170.00
c. Out of pocket														\$
Total														\$ 17,170.00
<b>9. BAGGAGE</b>														
a. Preliminary phase	0	\$	8	\$ 1,200.00	70	\$ 8,400.00	90	\$ 9,000.00	58	\$ 3,640.00	8	\$ 320.00	232	\$ 22,560.00
b. Design phase	0	\$	8	\$ 1,200.00	80	\$ 9,600.00	176	\$ 17,600.00	90	\$ 5,850.00	16	\$ 640.00	370	\$ 34,890.00
Sub total														\$ 57,450.00
c. Out of pocket														\$ 2,796.00
Total														\$ 60,246.00
<b>GRAN TOTAL</b>														\$ 1,980,359.00



## **Moore-Bevette**

---

**From:** Susan.Moore@faa.gov  
**Sent:** Monday, June 28, 2004 10:24 AM  
**To:** Horton-Peter@monroecounty-fl.gov; Moore-Bevette@monroecounty-fl.gov  
**Cc:** andres\_gutierrez@urscorp.com; Andrea.Chao@dot.state.fl.us; Mil\_Reisert@urscorp.com  
**Subject:** EYW023--New Terminal P&S Contract Approval  
  
**Importance:** High

Peter

I have reviewed the scope & fees & independent estimate for the work.

Your request for \$1,960,359 is within 10% of independent estimate & is approved & eligible for fed participation

Let me know if you need formal letter; otherwise this serves as my/your file copy

Susan



17 June 2004

Ms. Bevette Moore  
Key West International Airport  
3491 S. Roosevelt Boulevard  
Key West, Florida 33040

Reference: **Independent Fee Analysis for  
Key West International Airport**

Dear Ms. Moore:

Attached you find 2 copies of the fee analysis that I provided for the Key West Airport International Airport Expansion. I will give you a few days to review my independent fee analysis, and then I plan to call your office for any comments or questions that you might have with regard to this report.

In addition to my independent fee analysis I have included the documents that I received from URS to accomplish this review. The documents that I was provided by URS follow:

**Attachment A**

Perspective Sketch of the terminal  
Overall Site Plan of the terminal showing scope of overall work  
Terminal Study Floor Plan for Option C  
Terminal Study Sections for Option C  
Terminal Study- FIBSS Alternatives

**Attachment B**

Written Scope of Services

The scale of the Key West International Airport and the specialty nature of terminal planning require that a firm experienced in Aviation planning and aviation design to provide services for the project. It is my opinion that the independent fee analysis that I provided should be consistent with the effort that will be required for the work.

I would like to make a few comments with regard to the fee analysis that I performed. The blank spreadsheet provided by URS was reasonably clear, and the spreadsheet allowed me adequate line items to describe the work required to be accomplished by each discipline. I chose to add only a couple of line items, and to make a few comments on the spreadsheet to clarify the

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208 Oceanfront, Bldg. A  
Neptune Beach, FL 32266  
904.241.4173 phone 904.241.2623 fax

work task. The blank spreadsheet that I was provided however was inconsistent with regard to the manner in which it was prepared. For example, Architecture showed only four lines in which to separate in excess of 44% of the work. Compared to specialty consultants that provided over twenty lines of description for their disciplines tasks...yet their work normally is only a few percent of the total project. I have found this to be very typical of all specialty consulting disciplines... as they typically do a better job of describing and detailing their work activities than Architects and MEP Engineers.

In addition to the spreadsheet that was provided by URS, I reviewed the breakdown by disciplines. Please see the spreadsheet that I prepared titled **Attachment C** that accompanies this letter for a discipline by discipline analysis of the overall fee. In addition to a discipline by discipline review of the fee, I also reviewed the level of personnel that I attached to the project in my fee analysis, to insure a reasonable breakdown of staff... and staff pay rates assigned to the project. Also I reviewed the overall pay rate for all of the hours that I suggested will be assigned to the project. I found that an overall pay rate of \$101 is suggested in my fee analysis. This overall proposed average rate is not at all inconsistent with my experience working on other complex Aviation projects. It is also an expected average with the personnel rates which were provided. I also reviewed the amount of time that the disciplines of Senior Engineer, Engineer Architect and CADD were to be used for the project in my analysis. I found that almost 86% of the time was reserved for the above three referenced levels of staff. This also suggested that the fee analysis I accomplished was reasonable with respect to personnel assignment.

In my review I had a few questions of URS with respect to scope of work. It is my understanding that the following scope of work is included in the project. Perhaps in your contract with URS you may wish to further define these disciplines:

#### **Landscape Scope of Work**

URS will provide all exterior landscaping and also any interior planting and watering and lighting methods for interior planting.

#### **Interior Design Scope of Services**

URS will provide interior design services limited to the selection of all fixed seating in public airport areas. They will also provide selection of all colors and finishes that are to be permanently attached to the building. Their services do not include selection of any movable furniture in any offices nor does it include any loose furniture within airport offices or airline spaces or tenant spaces. It also does not include any tenant design work. The services also do not include selection of any artwork. The Architectural services do include however design of ticketing millwork for the facility.

**Mechanical, Electrical, Plumbing and Fire Protection Scope of Services**

My experience is that the building Architect and Engineers should as a portion of their overall services provide utility services to the lease line of all tenants within the building as a portion of their basic services. This requires some coordination with the tenant and also some anticipation of potential tenant loads. I feel that the contract that is written between URS and Key West International Airport should include this contract requirement. I have anticipated this level of service as a part of my independent fee analysis.

Additional Attachments Include the following:

**Attachment D**

Out of Pocket Expenses Back Up

**Attachment E**

Flight and Hotel Costs Review of Costs from Expedia.com.

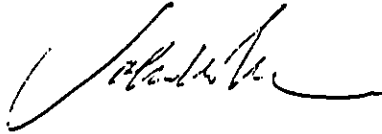
I discussed the scope of work associated with a Major Conditional Use Permit with URS to determine the potential effort required for this task. I also requested a Key West Civil Engineer to assist me in completing this portion of the independent fee analysis. In my opinion, it will be difficult for URS to provide a lump sum for the Major Conditional Use Permit for the project. It might be prudent for this work to be accomplished on an hourly basis, as the work effort associated with this task can not accurately be determined.

I will be glad to review this fee analysis with Airport personnel if there are significant differences between this analysis and that of URS, or if you have any questions with regard to my report.

To confirm the independence of this fee analysis .... "At no time during the time frame that I was working on this independent fee analysis did any employee of URS or any related entity of URS call to discuss the anticipated fee that URS expects to receive for this project."

I thank you for the opportunity to provide this independent fee analysis and I hope that my fee analysis meets your needs. Please contact me at your convenience to discuss this report.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Ruth", with a long, sweeping horizontal line extending to the right.

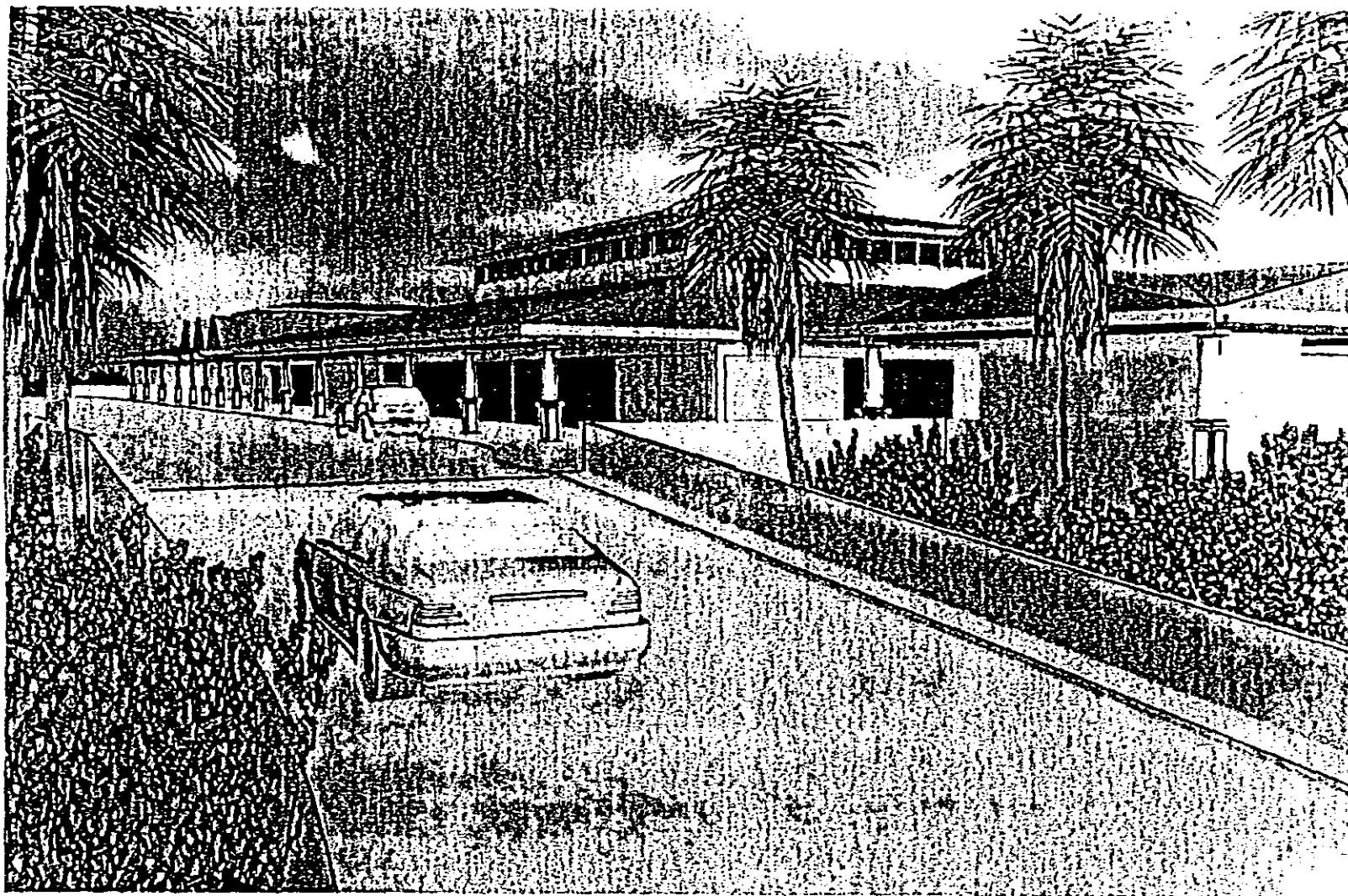
John W. Ruth AIA  
President

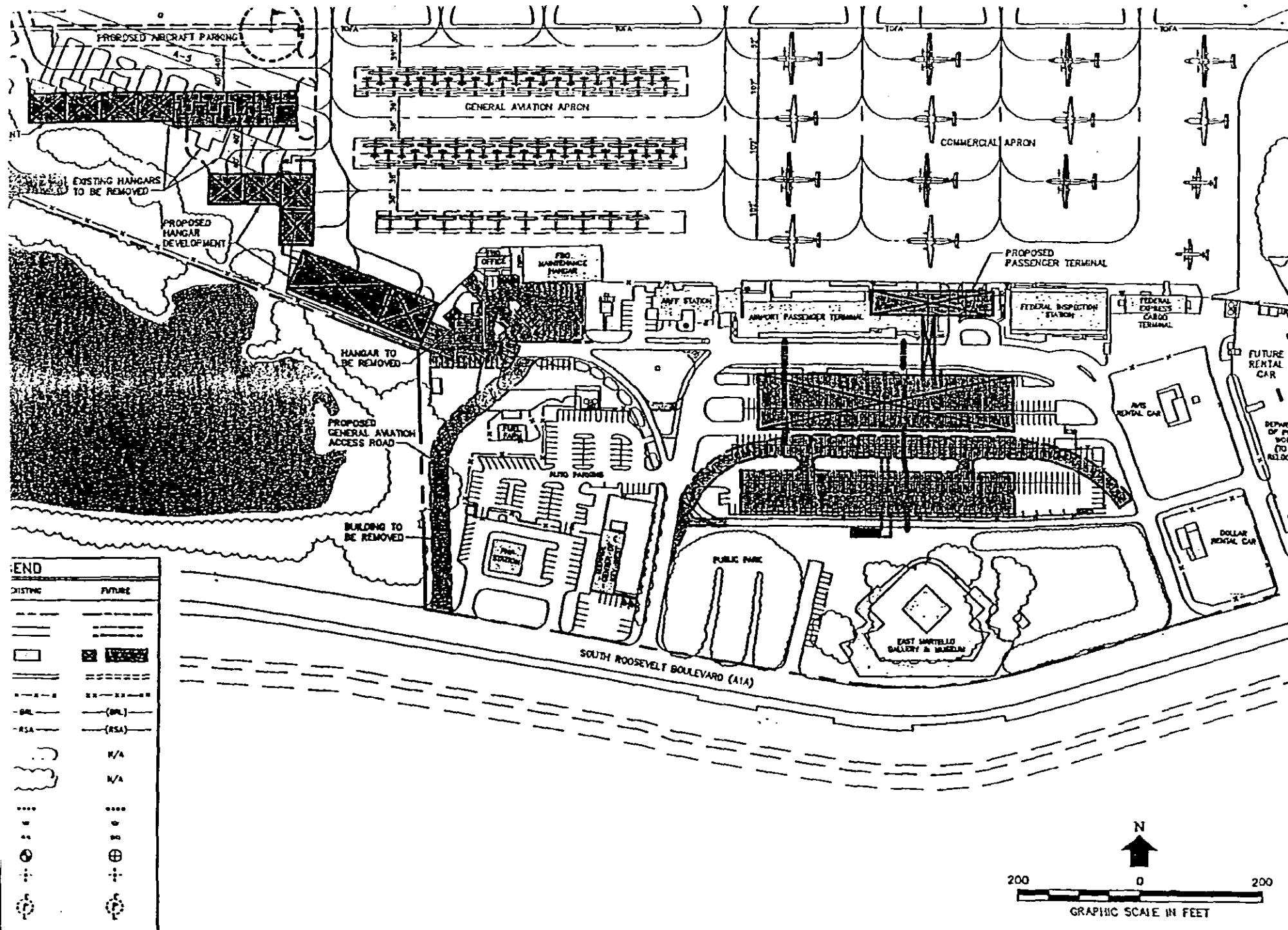
Ruth and Dunavant Architects, Inc.

# Attachment A

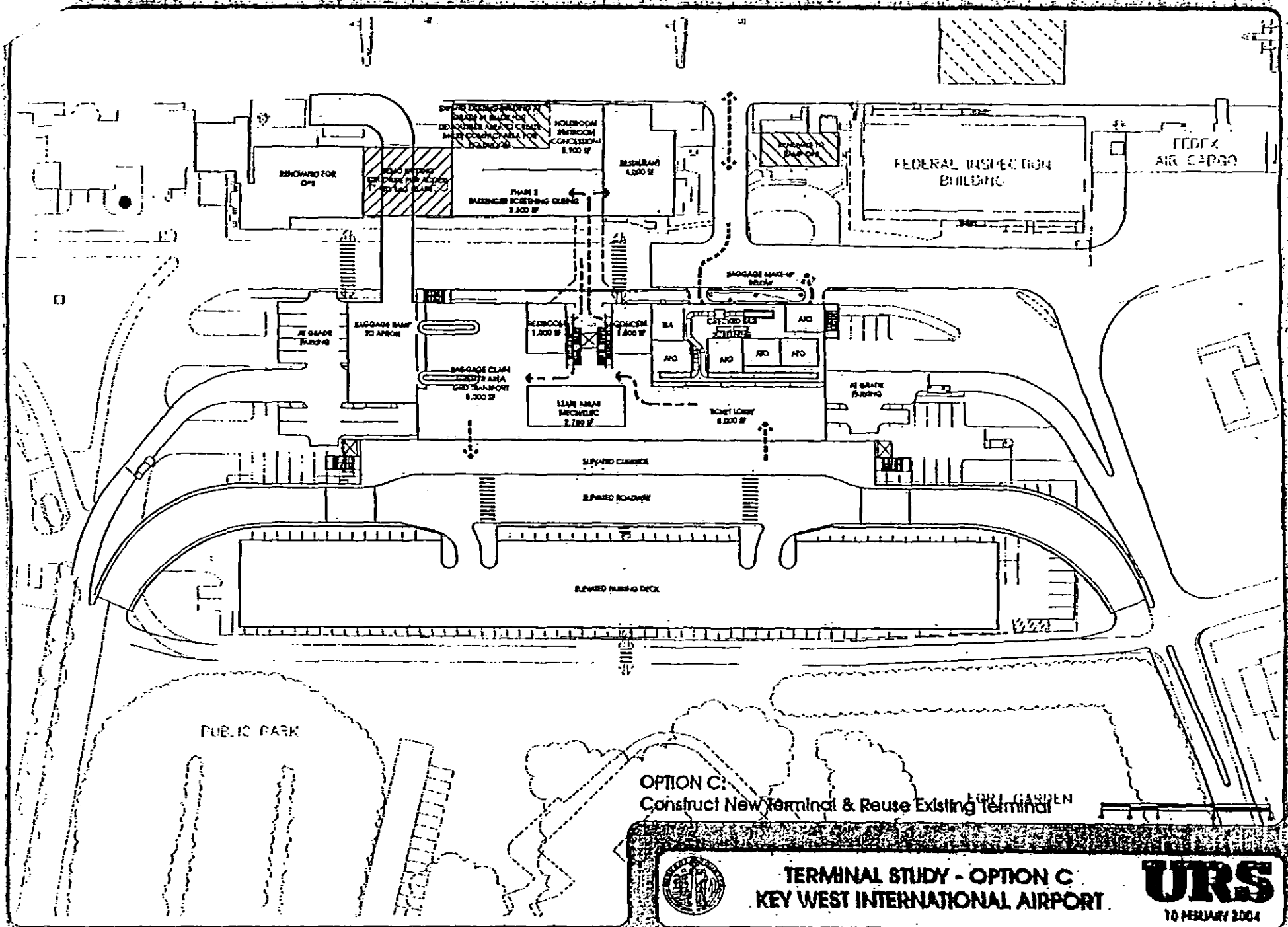
Attachment A includes the following information that was received from URS

Perspective Sketch of the Key West Terminal  
Overall Site Plan of the terminal showing scope of work  
Terminal Study Floor Plan for Option C  
Terminal Study Sections for Option C  
Terminal Study – FIBSS Alternatives





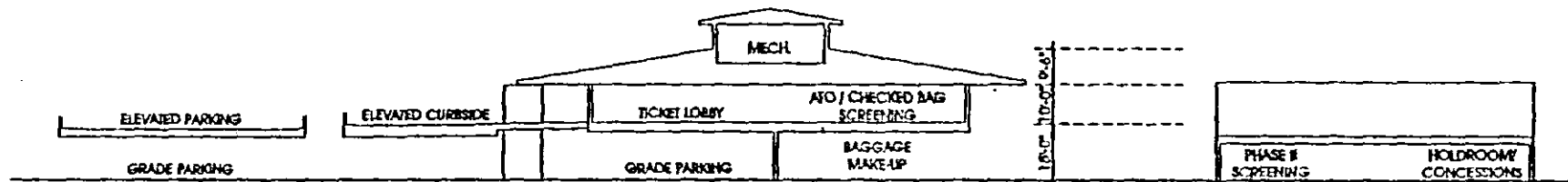




TERMINAL STUDY - OPTION C  
KEY WEST INTERNATIONAL AIRPORT

**URS**

10 FEBRUARY 2004

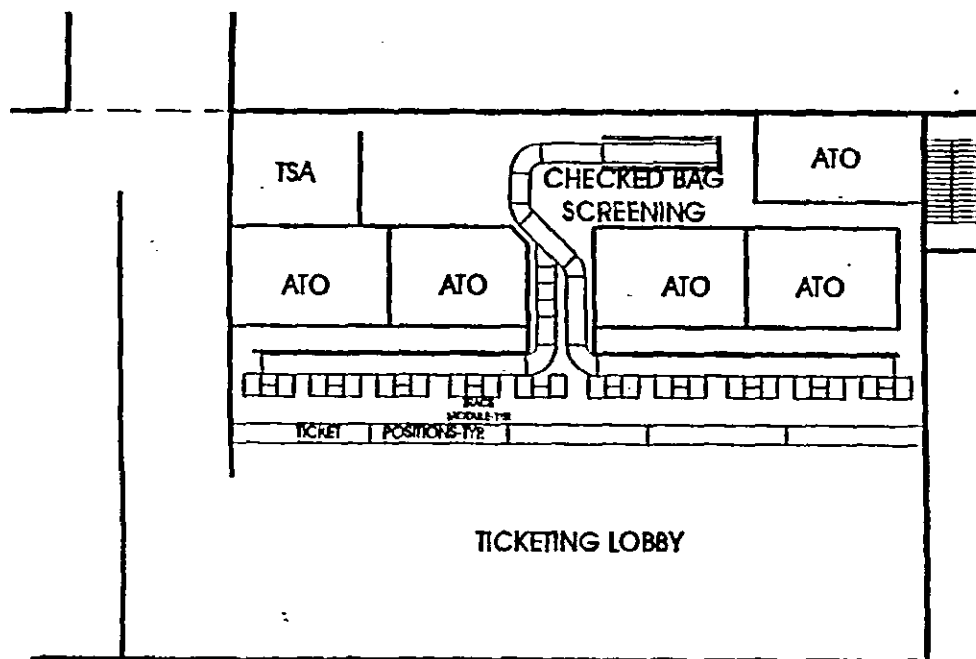


OPTION C-TRANSVERSE SECTION

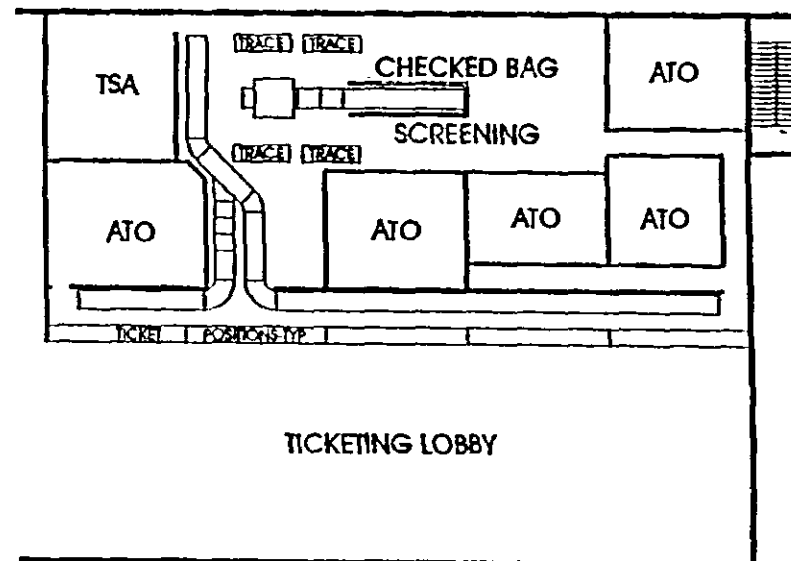


TERMINAL STUDY - SECTIONS  
KEY WEST INTERNATIONAL AIRPORT

**URS**  
10 FENIMORE AVENUE  
NEWTON, MASSACHUSETTS 02459-1000  
TEL: 617/552-4000  
FAX: 617/552-4001  
WWW.URS.COM



FIBSS ALTERNATIVE 1



FIBSS ALTERNATIVE 2



TERMINAL STUDY - FIBSS ALTERNATIVES  
KEY WEST INTERNATIONAL AIRPORT

**URS**  
10 FEBRUARY 2004

# Attachment B

Attachment B is the written scope of services which was received from URS.

Scope of Service  
New Terminal  
Key West International Airport

- Design of new elevated 40,000 SF (+/-) terminal.
- Design of the reconfiguration of the existing terminal 20,000 SF (+/-).
- Design of the Proposed Entrance and Exit Ramps. Both ramps will also require the design for Retaining Walls with a suspended structural bridge.
- Design of elevated parking facility.
- Design of a new access road and new parking facilities at ground level for Airport user and rentals.
- Design of New Utilities including water, sewer, communication, and power. Also, this work will include generators, lift station, transformer, etc.
- Design of new terminal signage, signalization, pavement marking and lighting.
- Prepare and provide a Major Conditional Use Permit Application, along with all required agency permitting and Environmental Mitigation that is necessary for this project.
- Design of new entrance feature including new signage, lighting and landscaping.

# Attachment C

Attachment C is a spreadsheet prepared by Ruth and Dunavant Architects, Inc. This spreadsheet provides a discipline by discipline review of the fee for the project and also reviews the various staff levels which will be assigned to the project.